industrial expansion in British Columbia 1975

1st quarter

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INDUSTRIAL EXPANSION IN BRITISH COLUMBIA

BY ECONOMIC REGIONS

First Quarter 1975

Government of the Province of British Columbia

Department of Economic Development

Parliament Buildings
Victoria, British Columbia
V8V 4R9

Honourable Gary Lauk
Minister

A. L. Peel
Deputy Minister

PREFACE

This quarterly bulletin describes individual projects undertaken by enterprises in selected industrial and commercial sectors in each of nine regions indicated on the accompanying map.

Acknowledgment is due to the many companies which completed questionnaires when circularized about their investment projects.

G. Ronald Knight,
Director,
Economic Analysis Division.

SUMMARY OF DEVELOPMENTS

The completion of over 650,000 sq. ft. of net additional plant area by manufacturers highlighted investment activity in the first quarter. An outlook survey* by Statistics Canada suggests that overall private and public investment in British Columbia during 1975 is likely to total over $5.75 billion compared to approximately $5.25 billion in 1974.

The utilities sector with capital and repair spending estimated to reach $1,505 million, will account for the major share of industrial investments in 1975, followed by manufacturing where expenditures of about $805 million are anticipated, primary industries and the construction industry sector with spending of just over $760 million and the trade, finance and commercial services group with investments of approximately $580 million.

Within the manufacturing sector, the paper and allied industries will account for the largest share of expenditures: an estimated $245.7 million, followed by the wood industries where an outlay of $189.6 million is forecast, and by the petroleum and coal products industries with expenditures of $59.5 million. The level of spending for other manufacturing industries is expected to be as follows: food and beverages, $51.6 million; chemical and chemical products, $24.5 million; metal fabricating, $17.5 million; transportation equipment, $6.2 million and other manufacturing industries, $212.9 million.

In the first quarter, the non-metallic mineral products and the food and beverage industries ranked as the leading manufacturing industries where new facilities were commissioned. Certain other industries recorded major project completions because of large-scale investments by single companies. Finlay Forest Industries in the paper and allied industry group began testing a pulpmill extension at Mackenzie; British Columbia Railway Company in the transportation equipment industry started railcar manufacturing at Squamish and Canadian Car (Pacific) in the machinery industry, transferred its sawmill equipment operations to a new Surrey factory. In the petroleum industries, Imperial Oil Enterprises concluded a three-year $12 million improvement at its Port Moody refinery.

Notable developments started by manufacturers in the quarter included a major addition by Royal City Foods in New Westminster and a new lumber mill for Doman Industries at Cowichan Bay. Major projects proposed in the period consisted of a $6 million rehabilitation of the Esquimalt Graving Dock and an enlargement of the Smithers sawmill of D. Groot Logging.

A $300 million salmon fisheries enhancement programme to be undertaken over a 15-year period highlighted proposals in the primary industries sector.

In the transportation-utilities sector, Vancouver Wharves completed an expansion of its sulphur handling terminal. Also in the marine transport industry, the British Columbia Department of Transport and Communications announced a $3.5 million improvement of its Departure Bay terminal to include a third ferry berth. Westcoast Transmission proposed expenditures of $2.5 million for new gathering lines to augment its pipeline transport system. Additional cold storage facilities totalling over 66,000 sq. ft. were completed by Tree-Fresh Storage at Kelowna and Oliver.

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* "Private and Public Investment in Canada: Outlook 1975," Catalogue No. 61-205.

The relocation of Federated Co-operative facilities to Annacis Island ranked as the most sizable project that was reported completed by wholesale distributors. Cloverdale Lettuce and Vegetable Co-operative commenced construction of a new packaging building in Surrey. Metal distributors in the Lower Mainland area are investing in the improvement of their warehouse facilities. Plans were announced by Wilkinson Company Limited for a 35,000 sq. ft. enlargement of its Vancouver steel service centre.

Two large-scale business office developments were started in Vancouver City in the first quarter with a combined value of over $50 million which will provide reported floor space totalling in excess of 550,000 sq. ft. in 1976 and 1977. These were Crown Life Place and the Oceanic Plaza, the latter being a substantial 25 storey structure. Sizable project completions included an expansion of the United Kingdom Building in Vancouver and a new Bank of Montreal office structure at Kamloops.

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British Columbia Economic Regions

DEPARTMENT OF ECONOMIC DEVELOPMENT

INDUSTRIAL CLASSIFICATION OF PROJECTS,
FIRST QUARTER 1975

INDUSTRY GROUPS
(Bracketed numbers refer to codes under the Standard Industrial Classification (S.I.C.)

Name of Firm	Location of Project	Estimated New Employment
PRIMARY INDUSTRIES		
Fishing Services		
(0450) British Columbia Department of Recreation and Conservation, Fish and Wildlife Branch	Riverside and Vye Roads, Abbotsford	..
(0450) Canada Department of the Environment, Fisheries and Marine Service	Various Locations	..
Mining, Petroleum and Quarrying Developments		
(0590) Canex Placer Ltd., Endako Mines Division	Endako	10
(0640) Houston Oils Ltd.	Buick Creek	—
(0640) Mobil Oil Canada Ltd.	Fifty miles east of Fort Nelson	—
(0640) Union Oil Co. of Canada Ltd.	Milligan-Peejay gas fields, near Fort St. John	—
MANUFACTURING INDUSTRIES		
Food Processing Industries		
(1020) Norpac Fisheries Ltd.	2199 Commissioner St., Vancouver	20
(1020) Pacific North Coast Native Co-operative	Port Simpson	180
(1020) Pacific Rim Mariculture Ltd.	Bamfield	12
(1020) Royal Fishing Co.	Prince Rupert	—
(1020) S.S.I. Sea Products Ltd.	Rainbow Boad, Ganges	15
(1030) B.C. Coast Vegetable Co-operative Association	Greater Vancouver R.D.	..
(1030) Royal City Foods Ltd.	3676 Bainbridge Ave., Burnaby	—
(1070) Mother Hubbard Bakery Ltd.	20410 Langley Bypass, Langley	86
Rubber and Plastic Products Industries		
(1650) Seaforth Plastics Ltd.	1332 River Road, Richmond	—

.. Data not available

Name of Firm	Location of Project	Estimated New Employment
Wood Industries		
(2511) Cahill Cedar Products Ltd.	3740 Sooke Road, Victoria	3
(2511) Little Mountain Cedar Products Ltd.	Lake Cowichan	5
(2511) Herb Wood & Sons Enterprises Ltd.	Vavenby	6
(2513) Babine Forest Products Ltd.	Burns Lake	225
(2513) Canadian Cellulose Co. Ltd.	Castlegar, Terrace	—
(2513) Canadian Forest Products Ltd. Eburne Saw Mills Division	9419 Hudson St., Vancouver	—
(2513) Common Good Co-operative Assoc.	Enderby	4
(2513) Doman Industries Ltd.	Tzoulhalem Rd., Cowichan Bay	150
(2513) D. Groot Logging Ltd.	Smithers	..
(2513) Jaykay Contractors	Lac La Hache	12
(2513) Lakeland Mills	Prince George	—
(2513) Lamford Cedar Ltd.	Foot of Cumberland St., New Westminster	7
(2513) Merrill & Wagner Ltd.	Williams Lake	20
(2513) QC Timber Ltd.	Bonson Road, Pitt Meadows	45
(2510) Herb Wood & Sons Enterprises Ltd.	Vavenby	6
(2540) Chimo Structures Ltd.	19325 96th Avenue, Surrey	50
(2540) D. Murray Door & Building Products Ltd.	12387 84th Avenue, Surrey	—
(2540) Pan-Abode Buildings Ltd.	2090 Westminster Highway, Richmond	25
(2590) Canadian Forest Products Ltd., Plywood & Hardboard Division	440 Canfor Avenue, New Westminster	—
(2590) Domtar Chemicals Ltd., Wood Preserving Division	Prince George	..
(2590) Fabwood Industries Ltd.	Williams Lake	..
(2590) Spindleer Wood Products Ltd.	9186 Gibson Road, Chilliwack	4
Furniture & Fixture Industries		
(2610) Nonen Construction (Western) Ltd.	1391 A Bridgeport Rd., Richmond	..
Paper & Allied Industries		
(2710) Canadian Cellulose Co. Ltd.	Prince Rupert	—
(2710) Crown Zellerbach Canada Ltd., Elk Falls Mill	Campbell River	..
(2710) Finlay Forest Industries Ltd.	Mackenzie	21
(2710) Rayonier Canada (B.C.) Ltd.	Woodfibre	—
(2730) Belkin Paperboard, a Division of Belkin Packaging Ltd.	3255 Wiggins Ave., Burnaby	80
Printing, Publishing & Allied Industries		
(2890) Chilliwack Progress Ltd.	36 Spadina Avenue, Chilliwack	—

Name of Firm	Location of Project	Estimated New Employment
Primary Metal Industries		
(2950) Aluminum Co. of Canada Ltd.	Kitimat	—
(2950) Cominco Ltd.	Trail	..
Metal Fabricating Industries		
(3030) Debonair Industries Ltd.	2758 Norland Ave., Burnaby	8
(3080) Elliott Steel Ltd.	1414 Bay Street, North Vancouver	2
(3090) R. B. Steel Fabricators Ltd.	Sparwood	22
(3090) Ridgeway Fabricators Ltd.	23416 River Road, Maple Ridge	5
Machinery Industries		
(3150) Canadian Car (Pacific) Division, Hawker Siddeley Canada Ltd.	19433 96th Ave., Surrey	—
(3150) Quadra Manufacturing Inc.	Trail	40
(3150) Rain Bird Sprinkler Manufacturing Company (Canada) Ltd.	5337 180th St. Surrey	4
Transportation Equipment Industries		
(3240) Langfab Fabricators Ltd.	6040 196th Street, Langley	4
(3240) Manco Home Systems Ltd.	Agassiz	60
(3260) B.C. Railway Co.	Squamish	150
(3270) Esquimalt Graving Dock, Canada Department of Public Works	Victoria	..
(3280) West Coast Salvage & Contracting Co. Ltd.	2150 Southeast Kent St., Vancouver	..
Non-Metallic Mineral Products Industries		
(3520) Canada Cement Lafarge Ltd.	Kamloops	—
(3540) Bestpipe Ltd., Rocla Concrete Pipes Division	19961 100A St., Langley	20
(3540) Ceny Cement Roofing Tiles	10720 Faulkner Rd, Surrey	4
(3550) Milner Ready-Mix Ltd.	Cedar Highway, Nanaimo	3
(3590) Truroc Gypsum Products Ltd., a Division of BACM Industries Ltd.	1070 Derwent Way, Delta (New Westminster P.O.)	40
Petroleum & Coal Products Industries		
(3650) Imperial Oil Enterprises Ltd.	Port Moody	—
(3650) Pacific Petroleums Ltd.	Taylor	—
Chemical & Chemical Products Industries		
(3780) Dow Chemical of Canada Ltd.	Tilbury Island, Delta	—
(3780) ERCO Industries Limited	100 Forester St., North Vancouver	—

Name of Firm	Location of Project	Estimated New Employment
Miscellaneous Manufacturing Industries		
(3990) Easy-Lay Lawns Ltd.	2789 Highway 97 North, Kelowna	8
TRANSPORTATION, STORAGE, COMMUNICATION & OTHER UTILITIES		
(5020) CP Air	Richmond	..
(5020) Castlegar Airport	Castlegar	—
(5020) Victoria Airport	Central Saanich	—
(5050) B.C. Department of Highways	Alliford Bay to Skidegate	..
(5050) B.C. Department of Transport and Communications	Departure Bay	..
(5050) Nanaimo Harbour Commission	Duke Point near Nanaimo	..
(5050) National Harbours Board	Prince Rupert	..
(5050) Vancouver Wharves Ltd.	1995 West First St., North Vancouver	15
(5070) Kingsway Freightlines Ltd.	1108 Derwent Way, Delta (New Westminster P.O.)	10
(5070) Rempel-Trail Transportation Ltd.	Dawson Creek	5
(5070) South Coast Motor Express Ltd.	100 Leeder Avenue, Coquitlam	5
(5070) Van-Kam Freightways Ltd.	2345-2355 Madison Avenue, Burnaby	..
(5150) Westcoast Transmission Co. Ltd.	Fort Nelson, Fort St. John	—
(5270) B.C. Ice & Cold Storage Ltd, Corpak Division	323 No. 6 Road, Richmond	—
(5270) Tree-Fresh Storage Ltd.	497 Ronoake Avenue, Kelowna; Oliver	—
(5440) B.C. Telephone Co.	Various Locations	—
(5720) B.C. Hydro & Power Authority	Delta to Duncan; Hudsons Hope; Seven Mile, near Trail	..
WHOLESALE TRADE		
(6120) Woodward Stores Ltd.	375 Viking Way, Richmond	..
(6140) Cloverdale Lettuce & Vegetable Co-operative	5590 152nd Street, Surrey	15
(6190) Acklands Ltd.	Cranbrook Industrial Park	—
(6210) Nedco Ltd.	4320 29th Street, Vernon	2
(6210) Sharp Electronics of Canada Ltd.	1010 Shellbridge Way, Richmond	..
(6210) Westinghouse Canada Ltd.	2223 Nicholson Street, Prince George	..
(6230) Finning Tractor & Equipment Co. Ltd.	Williams Lake	..
(6250) Advance Wire Products Ltd.	1035 Derwent Way, Delta (New Westminster P.O.)	..
(6250) A.C. Leslie & Co. Ltd.	8325 Main Street, Vancouver	—
(6250) Russelsteel (B.C.) Ltd.	931 River Drive, Richmond	..
(6250) Wilkinson Co. Ltd.	888 Southeast Marine Drive, Vancouver	—
(6260) Domtar Construction Materials Ltd.	310 Russell Street, Victoria	2
(6290) Federated Co-operatives Ltd.	1127 Derwent Way, Delta (New Westminster P.O.)	..
(6290) Homexpo Manufactured Homes Ltd.	Vancouver	..
(6290) Superscope Canada Ltd.	210-708 River Road, Richmond	..
(6760) Wosk's Ltd.	1687 East Trans-Canada Highway Kamloops	..

Name of Firm	Location of Project	Estimated New Employment
FINANCE, INSURANCE AND REAL ESTATE		
(7370) Bank of Montreal	210 Victoria St., Kamloops	..
(7370) Beedie Construction Co. Ltd.	1610 Ingleton Ave., Burnaby 1125 Vernon St. Vancouver	___
(7370) British Pacific Building Ltd.	West Hastings St., Vancouver	..
(7370) Canem Building	Verdun Place, Richmond	___
(7370) Capilano Mall	943 Marine Drive, North Vancouver	..
(7370) Cloverdale Shoppers Plaza Ltd.	5750 175th St., Cloverdale	..
(7370) Crown Life Place	1500 West Georgia St., Vancouver	..
(7370) Dawson Creek Co-operative Union	Dawson Creek	..
(7370) Hemlock Plaza	76th Street, Vancouver	___
(7370) Intercon Management Ltd.	708-710 River Road, Richmond	___
(7370) Ledingham Development Ltd.	4600 Phillips Avenue, Burnaby	___
(7370) MEPC Canadian Properties Ltd.	710 West Hastings Street, Vancouver	..
(7370) Paramet Corporation Ltd.	625 Howe Street, Vancouver	..
(7370) The Prudential Insurance Co. of America	Viking Way, Richmond	___
(7370) Riverside Industrial Park	No. 5 Road, Steveston Highway & Shell Road, Richmond	___
(7370) T & K Construction Ltd.	1733 Douglas Road, Burnaby	___
(7370) Todesco-Battiston Developments	Third St., & Kennard Ave., North Vancouver	___
(7370) Trebeurden Real Estate Ltd.	First Avenue, Prince George	___
(7370) Viam Construction Co. Ltd.	7950 Winston Street, Burnaby	___
(7370) Webb and Knapp (Canada) Ltd.	Lake City Industrial Park, Burnaby	___

SECTION I

MANUFACTURING AND RESOURCE PROJECTS

Summary of Project Completions Reported
by Manufacturers, by Quarters

Category of Manufacturing	IVQ 1973 (revised) Net Floor Area (sq.ft.)	IVQ 1973 (revised) Employees (No.)	1974 IQ Net Floor Area (sq.ft.)	1974 IQ Employees (No.)	1974 IIQ Net Floor Area (sq.ft.)	1974 IIQ Employees (No.)
Primary	63,700	257	49,800	65	26,100	48
Secondary	453,700	389	253,500	158	188,000	91
Total	517,400	646	303,300	223	214,100	139

Category of Manufacturing	1974 IIIQ Net Floor Area (sq.ft.)	1974 IIIQ Employees (No.)	1974 IVQ Net Floor Area (sq.ft.)	1974 IVQ Employees (No.)	IQ 1975* Net Floor Area (sq.ft.)	IQ 1975* Employees (No.)
Primary	60,000	21	136,900	159	158,400	302
Secondary	306,800	137	125,300	135	498,200	336
Total	366,800	158	262,200	294	656,600	638

* Preliminary

VALUE OF INDUSTRIAL BUILDING CONSTRUCTION[1]
PERMITS BY ECONOMIC REGIONS,
MAJOR MUNICIPALITIES AND CENSUS
METROPOLITAN AREAS

($'000)

Region and Municipality	Annual		Quarters 1974			
	1973	1974	I	II	III	IV*
No. 1	963	621	128	107	352	34
Cranbrook	690	162	74	34	24	30
No. 2	890	737	28	163	435	111
Nelson	6	-	-	-	-	-
No. 3	5,246	4,723	716	1,647	1,004	1,356
Kelowna	1,906	1,326	220	101	484	521
No. 4	3,126	3,399	100	644	892	1,763
Kamloops	399	601	35	61	480	25
No. 5	45,829	57,605	13,085	17,676	16,964	9,880
Metropolitan Vancouver	38,941	48,823	10,495	16,634	14,196	7,498
Burnaby	4,160	9,817	97	6,227	2,474	1,019
Vancouver	6,639	4,350	690	1,203	1,631	826
Chilliwhack	1,243	3,094	864	246	815	1,169
No. 6	11,880	9,817	1,603	5,040	1,562	1,612
Metropolitan Victoria	8,181	7,294	1,364	4,442	671	817
Saanich	777	158	38	107	6	7
Victoria	6,231	2,460	941	320	469	730
Port Alberni	676	455	9	35	407	4
No. 7	10,666	6,829	648	3,671	662	1,848
Prince George	4,163	2,144	443	318	96	1,287
No. 8	1,410	1,207	343	25	550	289
Dawson Creek	224	760	325	8	191	236
No. 9	4,048	2,844	74	668	140	1,962
Prince Rupert	3,717	1,222	60	618	107	437
TOTAL BRITISH COLUMBIA	84,058	87,782	16,725	29,641	22,561	18,855

Source: "Building Permits", Catalogue No. 64-001, Statistics Canada, Ottawa.
* Preliminary for the fourth quarter

[1] Industrial building construction consists of buildings used for manufacturing and processing; transportation, communication and other utilities; agriculture; forestry; mine and mine mill buildings. In the instance of British Columbia Hydro and Power Authority, permits are obtained for office buildings, warehouses, construction camp residences and related buildings, but not for structures and works such as substations, transmission lines, generating plants, dams and reservoirs.

The classification does not include capital and repair expenditures that were appropriated for machinery and equipment installations. In cases where the construction is undertaken by the permit-holder's own forces, the value of the building may be reported at a lesser amount than if erected on a contract basis.

INDUSTRIAL EXPANSION IN BRITISH COLUMBIA, FIRST QUARTER 1975

REGION NO. 1

PROJECTS COMMENCED

R. B. Steel Fabricators Limited
Sparwood/East Kootenay
$120,000
Machined metal products

April 1975 is the anticipated completion date for a 6,000 sq.ft. expansion of its 3,600 sq.ft. equipment repair business. Twelve additional workers.

PROJECTS PROPOSED

R. B. Steel Fabricators Limited
Sparwood/East Kootenay
Machined metal products

Proposes an extension of 3,400 sq.ft. to its equipment repair operation which is currently being enlarged to 9,600 sq.ft. This additional improvement is anticipated for completion by the late fall of 1975. Ten added employees.

REGION NO. 3

PROJECTS COMPLETED

Common Good Co-operative Association
Enderby/North Okanagan
Lumber, prefabricated log houses

Began operating in an existing mill on January 1, 1975. Four employees. Eventually a staff of 20 people is anticipated.

Easy - Lay Lawns Limited
Kelowna/Central Okanagan
$110,000
Grass seed mat

Eight persons are employed in manufacturing mats in a 5,000 sq.ft. establishment at 2789 Highway 97 North. The Company was formerly called Instant Lawns (Western) Limited. Eventually 12 employees.

PROJECTS COMMENCED

Cominco Limited
Trail/Kootenay Boundary
High purity metals

The Company in its annual report suggests that a first stage expansion of its plant for the recovery of these metals will be operating by mid-1975.

REGION NO. 4

PROJECTS COMPLETED

B.C. Railway Company
Squamish/Squamish-Lillooet
$4,800,000
Railway cars

Reportedly, a new 80,000 sq.ft. plant started initial production in the first quarter. One hundred and fifty employees.

PROJECTS COMMENCED

Herb Wood & Sons Enterprises Limited
Vavenby/Thompson-Nicola
Cedar shakes

In February, the Company began construction of its shake mill. Six employees. Eventually 12 workers are anticipated.

REGION NO. 5

PROJECTS COMPLETED

Bestpipe Limited, Rocla Concrete Pipes Division
Langley/Central Fraser Valley
$4,000,000
Concrete pipe

Production started in a new 60,000 sq.ft. plant at 19961 100A Street. Twenty employees. Eventually a staff of 85 people is anticipated (Parent Company is Rocla Industries Limited of Melbourne, Australia).

Canadian Car (Pacific) Division of Hawker Siddeley Canada Ltd.
Surrey/Greater Vancouver R.D.
$6,000,000
Sawmill machinery

Opened its new 250,000 sq.ft. plant at 19433-96th Avenue which replaces former factory space of 90,000 sq.ft. in Vancouver as well as manufacturing area in several rented locations. Eventually one hundred and fifty additional workers when the floor space totals 500,000 sq.ft.

Canadian Forest Products Ltd. Eburne Sawmills Division
Vancouver/Greater Vancouver R.D.
$4,000,000
Lumber

Completed a capital expenditures project to update and replace obsolete facilities at its mill at 9419 Hudson Street.

Ceny Cement Roofing Tiles
Surrey/Greater Vancouver R.D.
$180,000
Roofing tiles

A new manufacturing establishment opened on April 1, 1975 at 10720 Faulkner Road containing 2,800 sq.ft. Four employees.

Debonair Industries Limited
Burnaby/Greater Vancouver R.D.
$350,000
Aluminum awnings, windows

The transfer of the Company's protective coatings division in the first quarter to a new 20,000 sq.ft. structure at 2758 Norland Avenue concluded a consolidation project replacing former premises of 10,000 sq.ft. Relocation of the Company's other operations occurred in the fourth quarter. Eight additional workers.

PROJECTS COMPLETED (Cont'd)

Dow Chemical of Canada Limited
Delta/Greater Vancouver R.D.
$1,000,000
Phenol

In February, an expansion project was completed at its Tilbury Island plant involving the addition of several tanks and processing vessels. No change in the staff size of 34 persons. (The parent company is the Dow Chemical Co. of Midland, Michigan State).

ERCO Industries limited
North Vancouver/Greater Vancouver R.D.
$2,000,000
Sodium chlorate

Completed a 3,000 sq.ft. expansion of its 50,000 sq.ft. chemical plant at 100 Forester Street. Eight additional employees. (The parent organization is Albright and Wilson Limited of London, England).

Imperial Oil Enterprises Limited
Port Moody/Greater Vancouver R.D.
$12,000,000
Refined petroleum products

A programme of improvements of its Ioco Refinery was staged over a three-year period 1973 to 1975. Eleven additional workers increasing the level of employment to 198 persons.

Mother Hubbard Bakery Limited
Langley/Central Fraser Valley
$4,750,000
Bread, rolls, bakery products

Dedicated a new 50,000 sq.ft. bakery in January at 20410 Langley Bypass. Eighty-six workers.

Nonen Construction (Western) Limited
Richmond/Greater Vancouver R.D.
Furniture and polyfoam products

Began manufacturing in a 6,000 sq.ft. factory at 1391A Bridgeport Road. Eventually 25 workers when the plant area totals 20,000 sq.ft.

Norpac Fisheries Limited
Vancouver/Greater Vancouver R.D.
$1,500,000
Processed fish products

In the first quarter, improvements to its fresh fish storage plant at 2199 Commissioner Street were completed. The project included a 20,000 sq.ft. addition raising the operating area to 80,000 sq.ft. During 1974 additional expenditures were applied to a new $126,000 pier. Twenty added workers.

PROJECTS COMPLETED (Cont'd)

QC Timber Limited
Pitt Meadows/Dewdney-Alouette
$7,500,000
Lumber

The Company anticipated the completion in March of its new 15,000 sq.ft. sawmill on Bonson Road. Forty-five workers. (Parent organization is C. Itoh and Co. (America) Inc.)

Ridgeway Fabricators Limited
Maple Ridge/Dewdney-Alouette
$140,000
Steel fabricated products

Erected a new 5,000 sq.ft. manufacturing establishment at 23416 River Road. The Company incorporated its business in December 1974. Five employees. Eventually 10-20 workers.

Seaforth Plastics Limited
Richmond/Greater Vancouver R.D.
$5,041,000
Flexible packaging products

Start up of a new 44,800 sq.ft. plant at 1332 River Road occurred in the first quarter providing employment for 42 persons. The factory replaces the Company's former establishment in Burnaby. (The firm is affiliated with Crown Zellerbach Canada Limited.)

Spindleer Wood Products Limited
Chilliwack/Fraser-Cheam
$150,000
Wood turnings

New manufacturing operation, incorporated in January, is located in a 6,400 sq.ft. spindle factory at 9186 Gibson Road. Four employees. Eventually twelve to 14 workers when the plant size reaches 9,500 sq.ft.

Truroc Gypsum Products Ltd., a Division of BACM Industries Ltd.
Delta/Greater Vancouver R.D.
$6,000,000
Gypsum wallboard

During the first quarter, the Company opened its new 110,000 sq.ft. factory at 1070 Derwent Way on Annacis Industrial Estate. Forty employees. Eventually a staff of 50 people is anticipated.

West Coast Salvage & Contracting Co. Ltd.
Vancouver/Greater Vancouver R.D.
$500,000
Boats

On January 15, 1975, the Company transferred to a new plant at 2150 Southeast Kent St.

PROJECTS COMMENCED

Langfab Fabricators Limited
Langley/Central Fraser Valley
Truck bodies

New manufacturer, incorporated in March, proposes to start production during April in a 5,500 sq.ft. shop at 6040 196th Street. Four employees.

Manco Home Systems Limited
Agassiz/Fraser-Cheam
Mobile homes

Started construction of a new 75,000 sq.ft. plant on January 1, 1975. Sixty employees increasing eventually to 150 persons.

Royal City Foods Limited
Burnaby/Greater Vancouver R.D.
$1,600,000
Canned and frozen fruits, vegetables

On January 1, 1975, construction began on a 30,000 sq.ft. expansion of the Company's plant at 3676 Bainbridge Avenue which will increase the size of the manufacturing establishment to 150,000 sq.ft. Completion July 1975. No change in the level of employment numbering 100 persons.

PROJECTS PROPOSED

B.C. Coast Vegetable Co-operative Association
Greater Vancouver R.D.
$9,000,000
Potato processing

Reportedly, a new plant would be erected in Surrey or Delta to process 60,000 tons annually.

REGION NO. 6

PROJECTS COMPLETED

Little Mountain Cedar Products Limited
Lake Cowichan/Cowichan Valley
Shakes, shingles

Five persons are employed in a processing operation, incorporated in March, which uses cedar salvage material.

Milner Ready-Mix Limited
Nanaimo/Nanaimo R.D.
Ready-mix concrete

A new business, incorporated in March, commenced operations at a site adjacent to the Cedar Highway on April 1, 1975. Three to five employees.

Pacific Rim Mariculture Limited
Bamfield/Alberni-Clayoquot
$160,000
Processed fish and shellfish

Opened a new 2,500 sq.ft. plant on January 21, 1975. Twelve workers.

S.S.I. Sea Products Limited
Ganges, Saltspring Island/Capital (Greater Victoria) R.D.
$125,000
Fish processing

Fifteen people are employed in a new 3,200 sq.ft. building on Rainbow Road which was placed into production on February 15, 1975.

PROJECTS COMMENCED

Doman Industries Limited
Cowichan Bay/Cowichan Valley
$7,000,000
Lumber

The Company in its quarterly financial statement reports the start of construction of a new sawmill on Tzoulhalem Road with an initial annual production of 125 million f.b.m. Reportedly 150 employees.

PROJECTS PROPOSED

Cahill Cedar Products Limited
Victoria/Capital (Greater Victoria) R.D.
Cedar shakes

Proposes to establish a new manufacturing facility at 3740 Sooke Road. Eventually three to five workers.

PROJECTS PROPOSED (Cont'd)

Esquimalt Graving Dock, Canada Department of Public Works
Victoria/Capital (Greater Victoria) R.D.
$6,000,000
Shipbuilding

Plans announced for a refurbishing of the drydock to include the installation of new cranes. The Department of Industry, Trade and Commerce proposes to commission a study for the engineering, design, location and costing of a floating drydock in the Port of Vancouver estimated to be worth $20 million to $30 million.

REGION NO. 7

PROJECTS COMPLETED

Finlay Forest Industries Limited
Mackenzie/Fraser-Fort George
$14,500,000
Flash-dried mechanical pulp

Completed an expansion of 67,700 sq.ft. on February 27, 1975 increasing the size of its manufacturing establishment to 104,200 sq.ft. Twenty-one additional employees. (The Company is a joint venture of Cattermole Timber Limited and two Japanese firms; Jujo Paper Co. Limited, Sumitomo Forestry, Co. Limited)

Lakeland Mills
Prince George/Fraser-Fort George
Lumber

A new 17,000 sq.ft. planer mill in the CN industrial area reportedly began operating in the first quarter replacing a facility destroyed by fire.

PROJECTS COMMENCED

Domtar Chemicals Limited, Wood Preserving Division
Prince George/Fraser-Fort George
$650,000
Wood processing

Reportedly, the capacity of an existing wood preserving plant is being enlarged through the installation of a second pressure cylinder.

Merrill & Wagner Limited
Williams Lake/Cariboo
$1,100,000
Lumber

April 1975 is the proposed completion date for a 6,200 sq.ft. small log processing side that is being added to the Company's 10,500 sq.ft. sawmill. Twenty added workers.

PROJECTS PROPOSED

D. Groot Logging Limited
Smithers/Bulkley-Nechako
$1,200,000
Lumber

Reportedly, construction of a new expansion programme would be started in the second quarter to include a new planer mill.

REGION NO. 8

PROJECTS COMMENCED

Union Oil Co. of Canada Limited
Milligan-Peejay gas fields, near Fort St. John/Peace River-Liard
$203,000
Natural gas

Constructing two pipelines in these areas which are forecast for completion in April.

REGION NO. 9

PROJECTS COMPLETED

Canadian Cellulose Co. Limited, Northern Lumber Operations
Terrace/Kitimat-Stikine
$2,000,000
Lumber, chips

In March a capital expenditures program was completed covering the replacement of old equipment and the installation of new machinery which resulted in increased recovery of lumber and pulp fibre and in improved environmental control.

Pacific North Coast Native Co-operative
Port Simpson/Skeena "A"
$3,000,000
Fish and shellfish processing

Reportedly, the Co-operative opened its new 50,000 sq.ft. cannery on March 11, 1975 employing 180 people.

Royal Fishing Company
Prince Rupert/Skeena "A" R.D.
$175,000
Fish processing

Completed a new building for ice making and cold storage in January replacing its former installations.

PROJECTS COMMENCED

Canadian Cellulose Co. Limited
Prince Rupert/Skeena "A" R.D.
$40,000,000
Sulphate, sulphite pulp

The Company plans expenditures of $2.4 million during 1975 for effluent control, following spending of $1.1 million in 1974 for this purpose. An environmental control program costing $40 million to 1983, excluding installations for the sulphite mill, was prepared and orders have been placed for some equipment pending formal approval by appropriate agencies. An improved liquid discharge system at the kraft mill and woodroom installations to upgrade effluent quality are forecast for completion in 1975.

DEVELOPMENTS COVERING VARIOUS REGIONS

PROJECTS PROPOSED

Canada Department of the Environment, Fisheries and Marine Service
Various locations
$300,000,000
Fisheries management

Reportedly, a salmon enhancement programme is proposed over the next 15 years which would include a series of salmon spawning channels, hatcheries, together with river and stream bed improvements.

DEVELOPMENTS OUTSTANDING FROM PREVIOUS PERIODS

REGION NO. 2

PROJECTS COMPLETED BEFORE FIRST QUARTER

Canadian Cellulose Co. Ltd.
Castlegar/Central Kootenay
$485,000
Lumber

In December, a double arbor edger was installed to replace obsolete equipment.

REGION NO. 3

PROJECTS COMPLETED BEFORE FIRST QUARTER

Quadra Manufacturing Inc.
Trail/Kootenay Boundary
$263,000
Gasoline-powered chain saws

Dedicated a 12,000 sq.ft. addition to its 25,000 sq.ft. factory in November. The project included an updating of equipment. Forty to fifty added workers.

REGION NO. 4

PROJECTS COMPLETED BEFORE FIRST QUARTER

Canada Cement Lafarge Limited
Kamloops/Thompson-Nicola
$750,000
Cement

Construction of three storage silos at the cement plant was completed in December. No change in the work force numbering 38 people.

Rayonier Canada (B.C.) Limited, Woodfibre Division
Woodfibre/Squamish-Lillooet
$2,800,000
Bleached kraft pulp

The company in September 1974 connected new equipment designed to reduce particulate discharge from stack gas of the mill's recovery boilers. No change in the employment level numbering 540 persons. (Parent organization is I.T.T. Rayonier Inc. of New York.)

REGION NO. 4 (Cont'd)

PROJECTS COMMENCED BEFORE FIRST QUARTER

B.C. Railway Co.
Squamish/Squamish-Lillooet
$2,800,000
Locomotives

In December, the Company invited general contract tenders for a new 40,000 sq.ft. locomotive repair shop. Completion in October 1975.

REGION NO. 5

PROJECTS COMPLETED BEFORE FIRST QUARTER

Chilliwack Progress Limited
Chilliwack/Fraser-Cheam
$132,000
Newspaper publisher

Completed an expansion of its printing plant at 36 Spadina Avenue on May 1, 1974.

Chimo Structures Limited
Surrey/Greater Vancouver R.D.
$200,000
Modular, prefabricated structures

On October 15, 1974, the Company moved to a new 30,000 sq.ft. plant at 19325 96th Avenue replacing its former premises containing 14,000 sq.ft. Fifty additional workers.

Elliott Steel Limited
North Vancouver/Greater Vancouver R.D.
$180,000
Structural steel and machined metal products

Transferred to a new 7,000 sq.ft. shop at 1414 Bay Street on September 1, 1974 which replaces a former fabrication building of 4,000 sq.ft. Two additional workers.

Lamford Cedar Limited
New Westminster/Greater Vancouver R.D.
$530,000
Lumber

A 5,000 sq.ft. expansion, completed in the fourth quarter, increases the size of its mill at the foot of Cumberland Street to 70,000 sq.ft. Seven added workers. (Company is affiliated with Sooke Forest Products Limited)

D. Murray Door & Building Products Limited
Surrey/Greater Vancouver R.D.
$150,000
Prehung doors

In October, the Company transferred its operations from Vancouver to a new 9,000 sq.ft. building at 12387 84th Avenue.

REGION NO. 5

PROJECTS COMPLETED BEFORE FIRST QUARTER (Cont'd)

Pan-Abode Buildings Ltd.
Richmond/Greater Vancouver R.D.
$2,325,000
Prefabricated housing

In the second quarter of 1974, the Company completed the installation of machinery in a new 100,000 sq.ft. plant at 2090 Westminster Highway replacing former premises in Vancouver containing 20,000 sq.ft. Twenty-five additional employees.

Rain Bird Sprinkler Manufacturing Co. (Canada) Limited
Surrey/Greater Vancouver R.D.
$600,000
Sprinklers

A new 25,000 sq.ft. plant at 5337 180th Street, which was completed on October 1, 1974, replaces the Company's former manufacturing establishment containing 10,000 sq.ft. Four additional workers.

PROJECTS COMMENCED BEFORE FIRST QUARTER

Belkin Paperboard, a Division of Belkin Packaging Ltd.
Burnaby/Greater Vancouver R.D.
$20,000,000
Recycled paperboard, linerboard, corrugating medium

The Company awarded a building contract in the first quarter for a two-storey addition to its mill at 8255 Wiggins Avenue under an expansion project for which the initial contracts were awarded on July 31, 1974. New floor area will cover 60,000 sq.ft. increasing the factory size to 117,600 sq.ft. Eighty additional workers. Eventually a staff addition of 110 people.

Canadian Forest Products Ltd., Plywood & Hardboard Division
New Westminster/Greater Vancouver R.D.
$3,600,000
Hardboard

July 1975 is the anticipated completion date for a new wood-burning power boiler at 440 Canfor.

PROJECTS PROPOSED BEFORE FIRST QUARTER

B.C. Department of Recreation & Conservation, Fish and Wildlife Branch
Abbotsford/Central Fraser Valley
$6,000,000
Fisheries management

Tendering is underway for the construction of major facilities at the future Fraser Valley Trout Hatchery at Riverside and Vye Roads. The project includes a 40,000 sq.ft. hatchery building together with site works such as rearing ponds.

REGION NO. 6

PROJECTS COMPLETED BEFORE FIRST QUARTER

Crown Zellerbach Canada Ltd. Elk Falls Mill
Campbell River/Comox-Strathcona
$2,000,000
Pulp

In the fourth quarter, modifications to pulp dryer machinery were completed for the shipment of dried and baled pulp replacing production in the "noodle" form.

REGION NO. 7

PROJECTS COMPLETED BEFORE FIRST QUARTER

Canex Placer Ltd., Endako Mines Division
Endako/Bulkley-Nechako
$400,000
Molybdic oxide

The installation of eleven additional flotation cells, completed in May 1974, increased molybdenum recovery by approximately two percent. (Parent firm is Placer Development Limited).

Fabwood Industries Limited
Williams Lake/Cariboo
Roof trusses

Began production during November 1974 in a plant in the B.C. Railway industrial site.

Jaykay Contractors
Lac La Hache/Cariboo
Lumber, ties

Started operating a 2,000 sq.ft. sawmill on October 15, 1974. Twelve employees.

PROJECTS COMMENCED BEFORE FIRST QUARTER

Babine Forest Products Limited
Burns Lake/Bulkley-Nechako
$14,000,000
Lumber, chips

Opening in June 1975 is proposed for a new 64,000 sq.ft. joint venture mill. The capital cost reportedly consists of $10 million for the sawmill and the balance for logging roads and working capital. Two hundred and twenty-five employees.

DEVELOPMENTS OUTSTANDING FROM PREVIOUS PERIODS (Cont'd)

REGION NO. 7 (Cont'd)

PROJECTS COMMENCED BEFORE FIRST QUARTER (Cont'd)

Canex Placer Limited, Endako Mines Division
Endako/Bulkley-Nechako
$1,680,000
Molybdic oxide

The Company in its annual report suggests April 1975 as the proposed completion date for an expansion programme to raise roasting capacity from 9.5 million to 14.5 million tons per year. Ten additional employees.

REGION NO. 8

Houston Oils Limited
Buick Creek/Peace River-Liard
$325,000
Natural gas

On April 26, 1974, the Company completed installations for servicing two gas wells consisting of five miles of transmission line, a compressor station, dehydration and gathering facilities.

Mobil Oil Canada Limited
50 Miles East of Fort Nelson/Peace River-Liard
$2,100,000
Dehydrated sour gas

In September, the Company completed a pipeline addition and expansion of its dehydration plant. Seven miles of six-inch pipeline were laid which connect a gas well in the Sierra field with the dehydration plant now operating at a daily capacity of 125 million cubic feet of raw gas compared with 75 million cubic feet per day previously.

PROJECTS COMMENCED BEFORE FIRST QUARTER

Pacific Petroleums Limited
Taylor/Peace River-Liard
$7,900,000
Refined petroleum products, liquified petroleum gases, condensates

Expenditures totalling $4.2 million are being applied to increase the production capacity of its refinery to 20,500 barrels daily. An outlay of $3.7 million on equipment will abate water effluent and air emissions. No change in the size of staff numbering 184 people.

REGION NO. 9

PROJECTS COMMENCED BEFORE FIRST QUARTER

Aluminum Co. of Canada Limited
Kitimat/Kitimat-Stikine
$3,000,000
Refined aluminum

The Company is concluding the installation of a new scrubber on Potline 8 and construction is progressing on similar equipment to handle Potline 2 (B and C) with the completion dates anticipated for April 1975 and the end of 1975, respectively. During April, a new scrubber would be built on Potline 7 with the completion planned for 1976. The new scrubbers are replacement units to provide improved atmospheric environmental control of gaseous and particulate matter from the smelter. Conversion work under this programme dates from 1971.

SECTION II

DEVELOPMENTS IN SELECTED COMMERCIAL AND SERVICE INDUSTRIES

SUMMARY OF PROJECT COMPLETIONS REPORTED BY
SELECTED COMMERCIAL CATEGORIES,
BY QUARTERS

(Net Additions of Floor Area in Thousands of Square Feet)

Categories	IVQ 1973 (Revised)	1974 IQ	1974 IIQ	1974 IIIQ	1974 IVQ	1975* IQ
Warehousing	134.1	18.9	-	62.0	10.8	66.6
Wholesale distributors	66.1	31.5	253.3	20.8	362.1	77.0
Shopping centres, including retail furniture warehousing	523.4	193.7	136.0	544.0	790.1	129.0
Commercial and industrial properties	220.5	174.8	207.4	159.1	159.2	149.8
Totals, above categories	944.1	418.9	596.7	785.9	1,322.2	422.4

* Preliminary

VALUE OF COMMERCIAL BUILDING CONSTRUCTION[1]
PERMITS BY ECONOMIC REGIONS,
MAJOR MUNICIPALITIES AND CENSUS
METROPOLITAN AREAS

($'000)

Region and Municipality	Annual		Quarters 1974			
	1973	1974	I	II	III	IV*
No. 1	4,128	4,270	1,932	683	1,387	268
Cranbrook	2,921	2,745	1,848	299	403	195
No. 2	3,280	2,214	683	816	444	271
Nelson	1,102	587	91	337	43	116
No. 3	16,280	35,385	8,258	6,755	14,213	6,159
Kelowna	7,580	11,065	3,263	3,975	935	2,892
No. 4	14,169	7,001	1,358	1,190	2,460	1,993
Kamloops	9,989	3,130	495	778	1,298	559
No. 5	173,865	164,332	38,033	43,813	41,622	40,864
Metropolitan Vancouver	163,018	146,093	36,156	32,837	40,294	36,806
Burnaby	21,029	18,066	4,590	3,786	5,330	4,360
Vancouver	81,045	62,810	14,304	15,854	18,355	14,297
Chilliwhack	4,806	4,125	914	157	391	2,663
No. 6	41,137	61,520	16,208	11,681	22,775	10,856
Metropolitan Victoria	22,167	45,036	9,859	6,874	19,839	8,464
Saanich	4,929	3,862	635	391	605	2,231
Victoria	12,130	33,224	5,060	5,536	17,902	4,726
Port Alberni	380	1,150	350	506	194	100
No. 7	27,174	14,156	2,264	3,622	3,079	5,191
Prince George	14,444	9,210	1,552	2,083	1,788	3,787
No. 8	3,807	1,263	77	418	318	450
Dawson Creek	1,140	568	55	-	230	283
No. 9	8,967	8,193	231	6,075	1,427	460
Prince Rupert	4,400	5,816	134	5,103	398	181
TOTAL BRITISH COLUMBIA	292,807	297,926	69,044	74,645	87,725	66,512

* Preliminary for the fourth quarter

1 Commercial building construction consists of stores, warehouses, garages, office buildings, theatres, hotels, funeral parlours, beauty salons and miscellaneous commercial projects such as signs. The classification does not include capital and repair expenditures that were appropriated for machinery and equipment installations. In cases where the construction is undertaken by the permit holder's own forces, the value of the building may be reported at a lesser amount than if it had been erected on a contract basis.

Source: "Building Permits", Catalogue No. 64-001, Statistics Canada, Ottawa.

REGION NO. 1

PROJECTS COMPLETED

Acklands Limited
Cranbrook/East Kootenay
$115,000
Distributor of automotive equipment

Relocated on January 6, 1975 to a new 9,000 sq.ft. outlet and machine shop in Cranbrook Industrial Park.

PROJECTS COMMENCED

B.C. Telephone Company
Various locations
$2,429,000
Telephone systems

Capital expenditures of at least the above figure are estimated to be applied during 1975 in the Company's East Kootenay District which includes the Region No. 2 communities of Creston and Golden in its boundaries.

REGION NO. 2

PROJECTS COMMENCED

B.C. Telephone Company
Various locations
$2,671,000
Telephone systems

Capital construction estimated to total at least the foregoing amount is being undertaken during 1975 in the West Kootenay District of the Company. Several Region No. 3 municipalities are contained in the boundaries of the District: Grand Forks, Greenwood and Trail. However, the District's limits do not include such Region No. 2 communities as Creston, Golden, Revelstoke and Salmon Arm.

Castlegar Airport
Castlegar/Central Kootenay
$309,000
Air transport

Awarded contract for the construction of an air traffic control tower.

REGION NO. 3

PROJECTS COMPLETED

Tree-Fresh Storage Limited
Kelowna/Central Okanagan
$1,462,000
Apple storage

The Company substantially completed a 40,100 sq.ft. expansion of its 42,500 sq.ft. storage plant at 497 Ronoake Avenue.

Tree-Fresh Storage Limited
Olver/Okanagan-Similkameen
$1,035,000
Apple storage

A 26,500 sq.ft. enlargement, begun in March 1974, is substantially completed which increases the size of the storage plant to 52,100 sq.ft.

PROJECTS COMMENCED

B.C. Telephone Company
Various locations
$11,600,000
Telephone systems

Commenced capital construction estimated to total the foregoing amount in 1975 in the limits of a subsidiary company, the Okanagan Telephone Company, which include certain Region No. 2 municipalities: Revelstoke and Salmon Arm, but exclude such Region No. 3 communities as Grand Forks, Greenwood, Keremeos, Oliver, Osoyoos, Princeton and Trail.

REGION NO. 4

PROJECTS COMPLETED

Bank of Montreal
Kamloops/Thompson-Nicola
Business offices

Office space is advertised for leasing in a new multi-storey structure at 210 Victoria Street which reportedly contains 55,000 sq.ft.

PROJECTS COMMENCED

B.C. Telephone Company
Various locations
$13,634,000
Telephone systems

Began capital construction projects which are anticipated to total at least the above amount in 1975 within the boundaries of the Company's Kamloops District. Certain communities of other regions are within the District such as Keremeos, Oliver, Osoyoos and Princeton in Region No. 3; Boston Bar in Region No. 5; Williams Lake in Region No. 7 and Bella Coola in Region No. 9. However, the Region No. 4 centres of Pemberton and Squamish are not within the limits of the District.

REGION NO. 5

PROJECTS COMPLETED

Capilano Mall
North Vancouver/Greater Vancouver R.D.
Shopping mall

On March 5, 1975, Simpsons-Sears Limited officially opened its new 129,000 sq.ft. department store at 943 Marine Drive in the Capilano Mall.

Federated Co-operatives Limited
Delta/Greater Vancouver R.D.
Wholesale distributor

A new 123,000 sq.ft. warehouse-office structure at 1127 Derwent Way on Annacis Industrial Estate, opened in February, consolidates former facilities containing 48,000 sq.ft. in locations at Burnaby and Vancouver.

Homexpo Manufactured Homes Limited
Vancouver/Greater Vancouver R.D.
Export distributor of prefabricated home components

New business, incorporated in January, represents a consortium of existing home manufacturing plants within B.C. Eventually 200-400 additional employees once contracts are secured for housing shipments in the export market.

MEPC Canadian Properties Limited
Vancouver/Greater Vancouver R.D.
$4,000,000
Business offices

Completed a 16-storey expansion at 710 West Hastings Street which raises the size of each floor in the United Kingdom Building to 12,000 sq.ft. The floor area reportedly added by the project amounted to 114,000 sq.ft. increasing the total in business offices to 200,000 sq.ft.

The Prudential Insurance Co. of America
Richmond/Greater Vancouver R.D.
Industrial and commercial real estate

Two additional warehouses on Viking Way opened in January increase the area in the Company's Knight Bridge Plaza development by 91,800 sq.ft.

Sharp Electronics of Canada Limited
Richmond/Greater Vancouver R.D.
Wholesale distributor of business machines

Opened a new outlet at 1010 Shellbridge Way containing 2,300 sq.ft. Eventually four employees.

PROJECTS COMPLETED (Cont'd)

South Coast Motor Express Limited
Coquitlam/Greater Vancouver R.D.
$250,000
Truck transport

During March, the Company forecast it would transfer to a new 7,500 sq.ft. terminal at 100 Leeder Avenue replacing a former establishment containing 800 sq.ft. Five additional employees.

Superscope Canada Limited
Richmond/Greater Vancouver R.D.
Wholesale distributor

In February, the firm began business in a new 2,000 sq.ft. outlet at 210-708 River Road. Eventually 10 workers.

Vancouver Wharves Limited
North Vancouver/Greater Vancouver R.D.
$900,000
Sulphur handling terminal

The Company completed an additional storage facility at 1995 West First Street in March which increases the capacity for sulphur storage from 70,000 tons to 150,000 tons. Fifteen added workers raising the staff size to 265 people.

Webb and Knapp (Canada) Limited
Burnaby/Greater Vancouver R.D.
$700,000
Industrial and commercial real estate

Completion of an additional warehouse structure in the Lake City Industrial Park containing 58,000 sq.ft. was scheduled by April 1, 1975.

PROJECTS COMMENCED

B.C. Telephone Company
Various locations
$129,300,000
Telephone systems

Capital construction work totalling this figure in 1975 has been started in the Company's Coastal Division. Within the boundaries of the Division are the Region No. 4 centres of Pemberton and Squamish, but certain Region No. 5 communities are excluded: Boston Bar and Powell River.

PROJECTS COMMENCED (Cont'd)

British Pacific Building Limited
Vancouver/Greater Vancouver R.D.
$24,500,000
Business offices

Contract awarded in January for a new 25-storey tower on West Hastings Street to be called the Oceanic Plaza that will reportedly contain 344,700 sq.ft. Completion in 1977.

Cloverdale Lettuce & Vegetable Co-operative
Surrey/Greater Vancouver R.D.
$650,000
Wholesale distributor

Started construction in March of a new 14,000 sq.ft. packaging building at 5590 152nd Street. Fifteen workers.

Crown Life Place
Vancouver/Greater Vancouver R.D.
$16,000,000
Business offices

Sod-turning ceremonies were reported in the first quarter for a 23-storey building at 1500 West Georgia Street. The floor area in the new office tower, scheduled for completion in the fall of 1976, would total 217,300 sq.ft.

PROJECTS PROPOSED

CP Air
Richmond/Greater Vancouver R.D.
Air transport

Tendering is underway for a new simulator facility at the Vancouver International Airport containing 18,000 sq.ft. on two floors.

Paramet Corporation Limited
Vancouver/Greater Vancouver R.D.
$7,000,000
Business offices

Tenders were invited in the first quarter for the construction of a new 14-storey building at 625 Howe Street.

Riverside Industrial Park
Richmond/Greater Vancouver R.D.
Industrial and commercial real estate

Property bounded by the south arm of the Fraser River, No. 5 Road, Steveston Highway and Shell Road has reportedly been approved for a proposed industrial park.

PROJECTS PROPOSED (Cont'd)

Wilkinson Co. Limited
Vancouver/Greater Vancouver R.D.
$1,500,000
Distributor of steel and metals

Announced plans for a 35,000 sq.ft. expansion of its 135,000 sq.ft. steel service centre at 888 Southeast Marine Drive that will house a new heavy-gauge steel slitting line. No change in the size of staff numbering 61 people.

REGION NO. 6

PROJECTS COMPLETED

Victoria Airport
Central Saanich/Capital (Greater Victoria) R.D.
$250,000
Air transport

Opened a 3,600 sq.ft. addition to the terminal building on January 31, 1975 which increases the size of the facility to 15,100 sq.ft.

PROJECTS COMMENCED

B.C. Telephone Company
Various locations
$35,800,000
Telephone systems
Work started on a capital construction programme estimated to total this figure in 1975 within the firm's Vancouver Island Division. Certain Region No.4,5 and Region No. 9 communities are in the Division boundaries: Ocean Falls, Powell River and Woodfibre.

PROJECTS PROPOSED

B.C. Department of Transport and Communications
Departure Bay/Nanaimo R.D.
$3,500,000
Ferry terminal

Plans announced for a general upgrading programme to include the construction of a third berth, coffee shop, waiting room, and covered pedestrian walkway.

REGION NO. 7

PROJECTS COMPLETED

Finning Tractor & Equipment Co. Limited
Williams Lake/Cariboo
$380,000
Distributor of logging and construction machinery

Dedicated a 4,500 sq.ft. expansion of its distribution centre during the first quarter increasing the floor area to 6,900 sq.ft.

Westinghouse Canada Limited
Prince George/Fraser-Fort George
$200,000
Wholesale distributor

Opened a new 9,000 sq.ft. warehouse and distribution outlet at 2223 Nicholson Street in January. Eventually the structure would be increased to 12,000 sq.ft.

PROJECTS COMMENCED

B.C. Telephone Company
Various locations
$7,889,000
Telephone systems

Capital construction spending of at least this amount during 1975 is being undertaken in the Prince George District of the Company which excludes several Region No. 7 communities: Houston, Smithers and Williams Lake.

REGION NO. 8

PROJECTS COMPLETED

Rempel - Trail Transportation Limited
Dawson Creek/Peace River-Liard
$125,000
Truck transport

The transfer of its operations to a new 5,300 sq.ft. terminal was anticipated in January replacing a former facility of 4,600 sq.ft. Five additional employees.

PROJECTS COMMENCED

B.C. Telephone Company
Various locations
$1,088,000
Telephone systems

New capital construction projects worth at least the above amount in 1975 have started in the Company's Peace River District which includes in its boundaries the communities of Atlin and Telegraph Creek in Region No. 9.

PROJECTS PROPOSED

Dawson Creek Co-operative Union
Dawson Creek/Peace River-Liard
$1,600,000
Shopping mall

The Society proposes to relocate a retailing area of 20,000 sq.ft. constructed two years ago and to construct an addition of 40,000 sq.ft. that will eventually result in a shopping centre covering 60,000 sq.ft. Planned for construction now is the retailing space containing 40,000 sq.ft.

Westcoast Transmission Co. Limited
Fort St. John/Peace River-Liard
$2,500,000
Pipeline transport

In 1975, 27 miles of gathering lines are planned for construction in the Fort St. John supply area.

REGION NO. 9

PROJECTS COMMENCED

B.C. Department of Highways
Alliford Bay to Skidegate/Skeena "A" R.D.
Ferry service

Awarded a ferry construction contract valued at $1,750,000 under a project to connect Alliford Bay on Moresby Island with Skidegate on Graham Island. Tendering for terminal work is proposed during the second quarter.

B.C. Telephone Company
Various locations
$1,699,000
Telephone systems

Started capital construction projects which are anticipated to total at least this figure during 1975 in the limits of the Company's Terrace District. Within the District boundaries are the Region No. 7 centres of Houston and Smithers but several Region No. 9 communities are excluded: Atlin, Bella Coola, Ocean Falls, Prince Rupert and Telegraph Creek.

PROJECTS OUTSTANDING FROM PREVIOUS PERIODS

PROJECTS COMPLETED BEFORE FIRST QUARTER

REGION NO. 3

Nedco Limited
Vernon/North Okanagan
Distributor of electrical equipment

The Company transferred to a new 6,700 sq.ft. building at 4230-29th Street on September 15, 1974 replacing former facilities containing 5,000 sq.ft. Two additional workers.

PROJECTS PROPOSED BEFORE FIRST QUARTER

B.C. Hydro and Power Authority
Seven Mile, 15 miles southeast of Trail/Kootenay Boundary
Electric power

Tenders were invited in the first quarter for the construction of a diversion tunnel on the Pend d'Oreille River for a new generating station which would initially produce electricity from three units of 175,000 kilowatt capacity each by 1980. Later a fourth unit would raise the generating capability to 700,000 kilowatts.

REGION NO. 4

PROJECTS COMPLETED BEFORE FIRST QUARTER

Wosk's Limited
Kamloops/Thompson-Nicola
Retail distributor of household furnishings

A new 75,000 sq.ft. warehouse and showroom was opened in the fourth quarter at 1687 East Trans-Canada Highway.

REGION NO. 5

PROJECTS COMPLETED BEFORE FIRST QUARTER

Advance Wire Products Limited
Delta/Greater Vancouver R.D.
$200,000
Display racks, shelves

On September 15, 1974, the Company moved to a 13,000 sq.ft. building at 1035 Derwent Way on Annacis Industrial Estate replacing a former 10,000 sq.ft. structure.

Beedie Construction Company Limited
Burnaby/Greater Vancouver R.D.
$450,000
Industrial and commercial real estate

The Company completed a new 26,000 sq.ft. warehouse and office building in November 1974 at 1610 Ingleton Avenue.

REGION NO. 5

PROJECTS COMPLETED BEFORE FIRST QUARTER

B.C. Ice & Cold Storage Limited, Corpak Division
Richmond/Greater Vancouver R.D.
$1,500,000
Frozen food warehousing

A 62,000 sq.ft. expansion of its refrigerated storage plant at 323 No. 6 Road, completed in September 1974 raises the size of the facility to 142,000 sq.ft.

Canem Building
Richmond/Greater Vancouver R.D.
Industrial and commercial real estate

A new 32,400 sq.ft. warehouse on Verdun Place was completed in the third quarter.

Cloverdale Shoppers Plaza Limited
Cloverdale/Greater Vancouver R.D.
$1,700,000
Shopping mall

A new shopping centre at 5750 175th Street, opened in the third quarter, provides net rentable space of 83,000 sq.ft.

Hemlock Plaza
Vancouver/Greater Vancouver R.D.
Industrial and commercial real estate

Warehouse space totalling 72,900 sq.ft. at 76th Street was completed during the third quarter.

Intercon Management Limited
Richmond/Greater Vancouver R.D.
$3,000,000
Commercial real estate

Completed a new warehouse-office building at 708-710 River Road in December which reportedly contains 133,200 sq.ft. of floor space for lease. As of April 1, 1975, 75 percent of the buildings were leased. The project is a joint venture of the Daon Development Corp. and the Intercon Management Limited and is also called the "Vancouver Industrial Park".

Kingsway Freightlines Limited
Delta/Greater Vancouver R.D.
$450,000
Truck transport

Official opening of a new 12,000 sq.ft. terminal at 1108 Derwent Way took place on October 24, 1974 to replace former facilities in Burnaby of 6,000 sq.ft. Ten additional workers.

REGION NO. 5

PROJECTS COMPLETED BEFORE FIRST QUARTER

Ledingham Development Limited
Burnaby/Greater Vancouver R.D.
$1,400,000
Industrial and commercial real estate

Completed a new multi-rental warehouse at 4600 Phillips Avenue in November 1974.

A. C. Leslie & Company Limited
Vancouver/Greater Vancouver R.D.
$175,000
Distributor of steel

A project to roof and wall in year space at 8325 Main Street was completed in October providing more covered storage area.

Russelsteel (B.C.) Limited
Richmond/Greater Vancouver R.D.
$200,000
Wholesale distributor

An existing craneway was enclosed at the Company's steel service centre at 931 River Drive.

T & K Construction Limited
Burnaby/Greater Vancouver R.D.
Commercial real estate

Finished a new 20,000 sq.ft. multi-tenant warehouse at 1733 Douglas Road on August 31, 1974.

Van-Kam Freightways Limited
Burnaby/Greater Vancouver R.D.
$200,000
Truck transport

An extension of its trucking terminal at 2345-2355 Madison Avenue was finished in June 1974 increasing the floor space to 10,000 sq.ft. from an original size of 5,000 sq.ft.

Viam Construction Company Limited
Burnaby/Greater Vancouver R.D.
$450,000
Industrial and commercial real estate

Completed a new multi-tenant warehouse at 7950 Winston Street in December.

REGION NO. 5 (Cont'd)

PROJECTS COMMENCED BEFORE FIRST QUARTER

Beedie Construction Company Limited
Vancouver/Greater Vancouver R.D.
Industrial and commercial real estate

Construction started in September on a new 200,000 sq.ft. building at 1125 Vernon Street containing warehouse and mezzanine office space for leasing.

Todesco-Battiston Developments
North Vancouver/Greater Vancouver R.D.
$450,000
Industrial and commercial real estate

On December 1, 1974, work began on a new 35,000 sq.ft. warehouse at Third Street and Kennard Avenue that will contain 13 bays.

Woodward Stores Limited
Richmond/Greater Vancouver R.D.
Distributor of general merchandise

Construction has begun on the first phase, a structure containing 174,000 sq.ft. of an eventual 705,000 sq.ft. distribution centre at 375 Viking Way.

REGION NO. 6

PROJECTS COMPLETED BEFORE FIRST QUARTER

Domtar Construction Materials Limited
Victoria/Capital (Greater Victoria) R.D.
Wholesale distributor

Established a new warehouse operation during 1974 using an existing 9,000 sq.ft. structure at 310 Russell Street. Eventually the size is forecast to reach 14,000 sq.ft. Two employees.

PROJECTS PROPOSED BEFORE FIRST QUARTER

Nanaimo Harbour Commission
Nanaimo/Nanaimo R.D.
$26,000,000
Forest products terminal

In the first quarter, approval was announced by the Environment and Land Use Committee of the British Columbia Government for the construction of a new terminal at Duke Point. The new facility would accomodate vessels of up to 60,000 deadweight tons.

PROJECTS OUTSTANDING FROM PREVIOUS PERIODS (Cont'd)

REGION NO. 7

PROJECTS COMPLETED BEFORE FIRST QUARTER

Trebeurden Real Estate Limited
Prince George/Fraser-Fort George
$220,000
Industrial and commercial real estate

The Company completed a new warehouse on First Avenue in the fourth quarter of 1974.

REGION NO. 8

PROJECTS COMMENCED BEFORE FIRST QUARTER

B.C. Hydro and Power Authority
Hudsons Hope/Peace River-Liard
Electric power

The major machinery and equipment contracts for four turbines and governors for the future Site One generating station were authorized in the first quarter. Combined cost of these contracts is approximately $50 million. First power from this installation is anticipated in 1979. The site is located 14 miles below the present Peace River generating station.

Westcoast Transmission Co. Limited
Fort St. John, Fort Nelson/Peace River-Liard
$9,800,000
Pipeline transport

Additional compressor facilities started in 1974 at two locations are nearing completion; a $5.8 million station at the Fort Nelson processing plant; and a $4.0 million station near Fort St. John utilizing two 2,000 h.p. compressor units.

REGION NO. 9

PROJECTS COMMENCED BEFORE FIRST QUARTER

National Harbours Board
Prince Rupert/Skeena "A" R.D.
$17,000,000
Deepsea terminal

In the first quarter, the second phase construction contract for the Fairview Terminal was awarded valued at $15,310,000. Work on this phase includes concrete cribbing for the terminal berths.

DEVELOPMENTS COVERING VARIOUS REGIONS

PROJECTS COMMENCED BEFORE FIRST QUARTER

B.C. Hydro & Power Authority
Delta to Duncan/Greater Vancouver R.D.
to Cowichan Valley
$33,000,000
Electric power

Tendering is underway for a new Duncan terminal converter building to house equipment for two new underwater cables to augment the present capacity of existing direct current cable installations totalling 312,000 kilowatts. The new equipment will initially provide 225,000 kilowatts which by 1978 could reportedly represent an addition of 450,000 kilowatts through the installation of further station converters. Completion in the fall of 1976.

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